

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6b Swan Street, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,150,000

Property Type House

Suburb Eltham

Period - From 21/09/2020

to

20/09/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6 Orr La MONTMORENCY 3094	\$1,093,000	24/07/2021
2	47 Kelvin Av MONTMORENCY 3094	\$1,070,000	21/08/2021
3	132 Rattray Rd MONTMORENCY 3094	\$1,012,000	05/06/2021




OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

21/09/2021 16:47



 4
  2
  Double Carport

Rooms: 6
Property Type: House
Land Size: 519m2 sqm approx
Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 21/09/2020 - 20/09/2021: \$1,150,000

Comparable Properties



6 Orr La MONTMORENCY 3094 (REI)

Agent Comments

 3
  2
  2

Price: \$1,093,000
Method: Auction Sale
Date: 24/07/2021
Property Type: House (Res)
Land Size: 420 sqm approx



47 Kelvin Av MONTMORENCY 3094 (REI)

Agent Comments

 3
  1
  2

Price: \$1,070,000
Method: Auction Sale
Date: 21/08/2021
Rooms: 5
Property Type: House (Res)
Land Size: 521 sqm approx



132 Rattray Rd MONTMORENCY 3094 (REI/VG) **Agent Comments**

 3
  2
  2

Price: \$1,012,000
Method: Auction Sale
Date: 05/06/2021
Rooms: 5
Property Type: House (Res)
Land Size: 792 sqm approx